





RE: Case No. 93-435-A, Item No. 444  
Petitioner: W. Lee Gaines, Jr., et ux  
Petition for Administrative Variance

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on June 9, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Re: Baltimore County  
Item No.: \* 444 (195K)

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

for *Bob Small*  
John Contestabile, Chief  
Engineering Access Permits  
Division

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

DATE: June 28, 1993

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 420, 435, 441, 443, 444, 445, 446, 447, 448, 457, 458, 459 and 461.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Division Chief

PK/JL:lw

435.ZAC/ZACI

TO Zoning Advisory Committee

Date June 28, 1993

SUBJECT June 28, 1993 Meeting

Revised #138- Building shall be in compliance with the 1991 Life Safety Code.

#441	No comments
#442	- Standpipes in accordance with NFPA 303 are required where a hose lay from fire apparatus to the end of a pier exceeds 150'.
#443	- No comments
#444	- No comments
#445	- Building shall comply with the 1991 Life Safety Code and shall be equipped with smoke detectors in accordance with State law.
#446	- No comments
#447	- No comments
#448	- No comments
#449	- No comments

CPS-008

July 2, 1993

FROM: J. Lawrence Pilson *JLP*  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #444 - Gaines Property  
6 Bowen Mill Road  
Zoning Advisory Committee Meeting of June 21, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

This property will be exempt from the Forest Conservation Regulations under Section 14-402(B)(10) if the owner files for a Declaration of Intent, as no forest will need to be cut for the construction of the addition. If a Declaration of Intent is not filed, then the Forest Conservation Regulations will apply and a Simplified Forest Stand Delineation, a Forest Conservation Worksheet and a Forest Conservation Plan may need to be submitted to DEPRM for review and approval.

GAINES/TXTSBE

(410) 887-3353

TO: W. Lee Gaines, Jr. and Elizabeth T. Gaines  
6 Bowen Mill Road  
Baltimore, Maryland 21212

Re: CASE NUMBER: 93-435-B (Item 444)  
6 Bowen Mill Road aka 2 Waterbury Court  
N/S Waterbury Court, 126' E of c/l Bowen Mill Road  
9th Election District - 4th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case, should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before June 21, 1993. The closing date (July 6, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon  
Director

cc: Michael E. Marino, Esq.

[illegible]

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE  
2 WATERBURY COURT  
6-1-92 [REDACTED]

NOT TO SCALE, THIS COPY OF PLAT ENLARGED  
for legibility.

GROUNDWATER UNIT TEST \_\_\_\_\_  
 SURFACE WATER \_\_\_\_\_  
 FISH WILD \_\_\_\_\_  
 RAIN \_\_\_\_\_  
 LOT SIZE \_\_\_\_\_  
 SEWER \_\_\_\_\_  
 WIND \_\_\_\_\_  
 "B. PLANTING IS NOT BEHIND  
 CHESNAKE DAY JANTON ARE  
 FROM OTHER MEDICALS \_\_\_\_\_

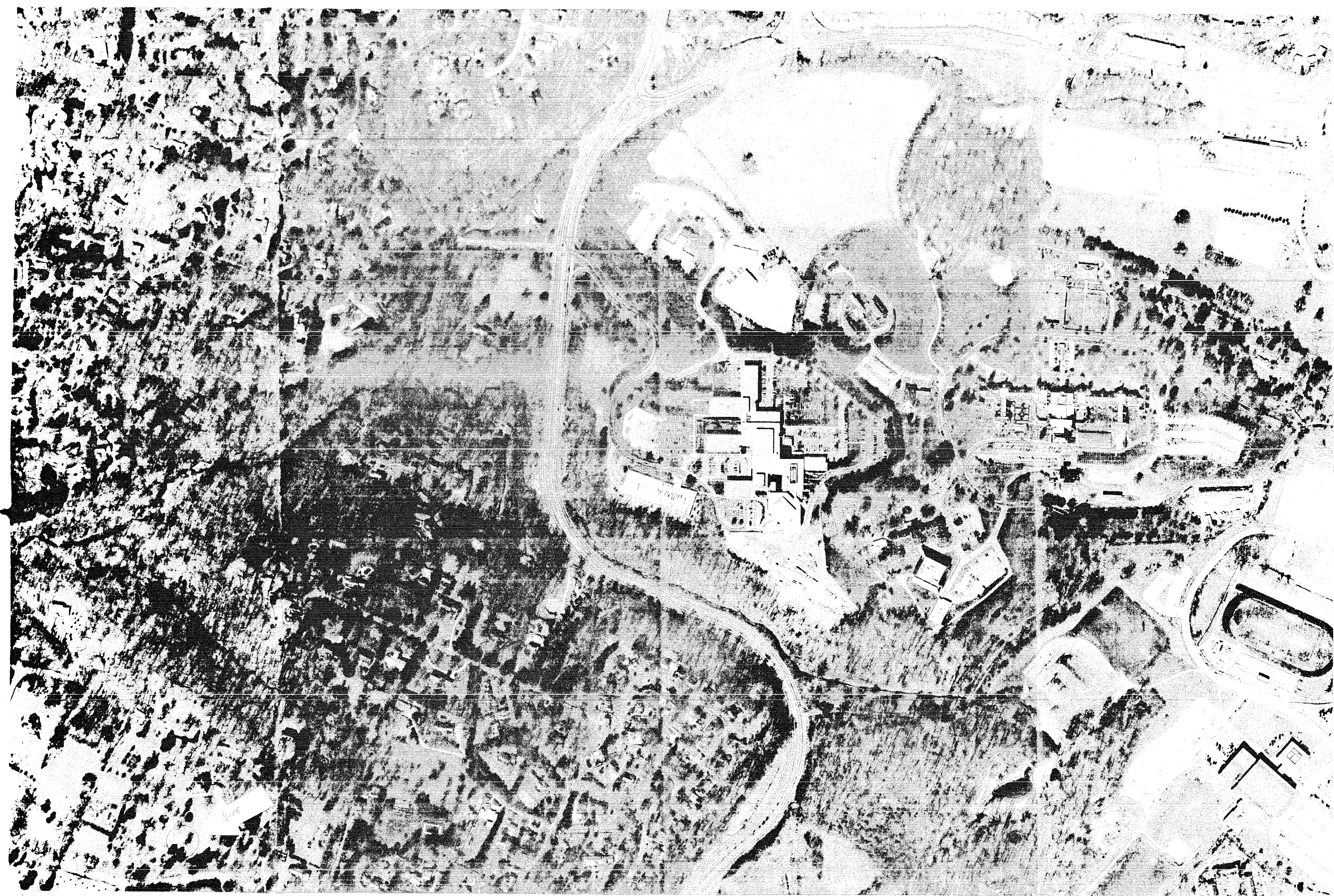
#4







1193



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE 1" = 200' ±	LOCATION RUXTON TOWSON	SHEET N.W. 9-A
DATE OF PHOTOGRAPHY JANUARY 1986	93-435-A	

#444